

**PARK TRACE ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 20, 2015**

**CALL TO ORDER:** The Board of Directors meeting was called to order by Dan Knauf at 7:00 p.m. It was confirmed that proper notice had been posted, and a quorum was established with the following Board members in attendance: Ed Bankemper and BiBiche Knauf and Norm Thetford by phone.

**MINUTES:** The minutes for the August 18, 2015 and September 15, 2015 meeting will be addressed at the next meeting.

**ADMINISTRATIVE BUSINESS:**

1. Casey Management and Bob Ungemach reported that the directory is ready to be sent out. Only a few residents sent any information back.
2. Variance vote-Casey Management plus two owners counted the votes on the proposed amendment change. There was a total of 82 votes cast. 67 were in favor and 15 voted no. The amendment did not pass.
3. ARC variance for 111 Park Trace Blvd.. The ARC recommended to the board to approve the variance. There is a small encroachment which has been there since the home was built. The buyer's attorney found it in the 8ft. set back and asked if the board would grant a variance. It does not encroach on the neighbor's property. After the discussion Ed Bankemper made a motion to approve this variance. Dan Knauf seconded the motion. All were in favor.  
MOTION PASSED.

**OFFICER'S REPORTS:**

**PRESIDENT: Dan Knauf**

1. Dog Poop-Someone had asked if we could place a sign near the sidewalk entrances and legacy trail asking dog owners to pick up after their pet. Ed Bankemper asked not to pursue the sign. Everyone was in agreement. It is a Sarasota County law that owners need to pick up after their pet and they also need to be on a leash.
2. Violations-The post light issue is better. Black and moldy roofs are prevalent and owners will need to be notified of violations.
3. The board received notification that there is a class action suit against 5/3 Bank for assessing members illegal fees and fines. Park Trace does utilize 5/3 bank with our banking needs.
4. 849 Oak Briar Lane- There was activity at the property yesterday, seemingly professionals assessing the property. Our attorney is aware of the situation.

**VICE PRESIDENT: Ed Bankemper**

1. Greeners will be periodically removing dead cuttings along the back lake. They will charge us on an hourly basis.
2. Ed has not been able to get the lights. New lights are going along Bay Street and the two Bay Street entrances. The lights being used will be LED soft white lights. It will be done before Christmas. If you have questions please call Ed.
3. Ed had approached the owner on Park Trace Blvd. that has his tree hanging over the road. He recently got back in the area and will see that it get completed.

**SECRETARY: [Office vacant; Ed Bankemper standing in]**

**TREASURER: Norm Thetford**

1. We have \$6,680.12 in our checking, \$94,593.44 in savings for a total of \$111,273.56
2. Norm will be filing the IRS exemption at the end of the week.
3. We still have 5 owners, plus 849 Oak Briar Lane in arrears, and their voting rights have been suspended.
4. The 2016 budget will be ready for the November board meeting.

**AT LARGE:**

BiBiche Knauf reported that she is not going to run for the board this November. The Association received a check in the amount of \$63,836.17. With this check, the Association is closing all involvement in the Class Action Lawsuit related to the Legacy Trail.

**COMMUNICATIONS OFFICER**

Bob Ungemach reported on the Park Trace website and having a password protected area for homeowners to use for vendors and consumer services. Information will need to be compiled and genericized. Bob suggested doing an email blast.

**COMMITTEE REPORTS**

1. Architectural Review Committee (ARC) – 178 Willow Bend Way is looking to extend their prior approved fencing. The owners provided a survey displaying the extension of the newer fence. ARC recommended to approve this request. Ed Bankemper made a motion to approve the fence extension for 178 Willowbend Way. BiBiche Kanuf seconded the motion. All were in favor. MOTION PASSED.
2. Social-Beach sunset prize winners are posted on the web site.

**OLD BUSINESS:**

Violation notices for moldy roofs and post light violations notices will be addressed as follows. 45 days for moldy roofs; 30 days for dark post lights; 45 days for post light replacement.

**NEW BUSINESS:**

1. Any other business for the November Membership Meeting
2. October Board USPS mail vote by membership.

**MANAGEMENT COMPANY REPORT/QUESTIONS**

1. No Report

**OWNER COMMENTS:**

**DATE OF NEXT MEETING:** November 17, 2015

**ADJOURNMENT:** The meeting was adjourned at 8:49 p.m. by unanimous consent.

**Respectfully Submitted by:**

**Brian Bender**  
**Community Association Manager**

Approved: \_\_\_\_\_